



NEIGHBORHOOD BEER AND WINE BAR

Boise, Idaho

THE COMPANY

This local pub is a fun and friendly beer and wine bar that has been proudly serving southwest Boise for over 20 years. The location has excellent exposure and is easily accessible along a main thoroughfare with lots of traffic. There is ample parking for customers.

THE PRODUCT AND SERVICE

Featuring ten different ice-cold draft beers on tap, and a robust selection of bottled domestics and microbrews, there is always the right beer for your thirst. Featured wines includes Idaho's own excellent Ste. Chappelle. Burgers, sandwiches, and snacks are available. Call in and take out orders are welcome.

THE STRENGTHS

This business offers a variety of entertainment, ranging from sports and billiards to music and games. Indulge your competitive spirit on the pool table by joining in on league night or with a challenging game between friends. The internet jukebox makes it easy to find a song you want to hear. If you want to be even more involved in the music, highlight your inner star at Saturday night Karaoke. Catch your favorite sporting events on one of many TVs or enjoy some Golden Tee golf or other video games.

THE REASON FOR SELLING

The owner would like to retire. She would like to help assist and train a new owner for a smooth transition and the continual success of the business.

THE POSSIBILITIES

The outlook for this business is very positive considering that it is located in one of the highest growth areas in Boise.

ASKING PRICE
\$225,000

TERMS:
Cash

ASSETS (at cost)

Furniture, Fixtures & Equipment	\$140,888
Tenant Improvements	19,029
Inventory	<u>7,000</u>
Total Assets	\$166,917

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales	\$394,125
Cash Flow	\$98,178

Financial information provided by Seller

Request Additional Information:

TO RECEIVE FURTHER INFORMATION, sign and return the [Confidentiality Agreement](#) found on our web site. If you prefer, this agreement can also be requested by contacting the agent listed below.

Mitch Thomas
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